



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**  Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D**  Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: H. William Fanning PHONE: 857-0985  
 ADDRESS: 6101 Buffalograss Ct. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: wm.fan@swep.com  
 Proprietary interest in site: OWNER List all owners: H. William and Margaret L. Fanning

DESCRIPTION OF REQUEST: Vacate two lot lines; vacate 10' and 5' utility easements; grant right-of-way @ street intersection  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Lots 10, 11, and portion of lot 9 Block: 8 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: La Resolana, unit 1  
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-17 UPC Code: 101705821318832213

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
Project # 1009296 / App. # 12 DRB-70164

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 3 No. of proposed lots: 1 Total site area (acres): 0.4328  
 LOCATION OF PROPERTY BY STREETS: On or Near: Avenida La Resolana NE  
 Between: Avenida Manana NE and Avenida Estrellita NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 6.20.2012

SIGNATURE H. William Fanning DATE 12.13.2012  
 (Print Name) H. William Fanning Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>12DRB - 70382</u>	<u>VDF</u>		<u>\$ 90.00</u>
<u>- 70383</u>	<u>BBF</u>		<u>\$ 215.00</u>
	<u>ABV</u>		<u>\$ 75.00</u>
	<u>CWF</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____

Hearing date January 9, 2013

Revised: 4/2012

Total
<u>\$ 400.00</u>

K. J. [Signature] 12-13-12  
 Staff signature & Date

Project # 1009296

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (DRB04)**

**(PUBLIC HEARING CASE)**

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC EASEMENT (DRB27) 2**

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**SIDEWALK VARIANCE (DRB20)**

**SIDEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**VACATION OF PRIVATE EASEMENT (DRB26)**

**VACATION OF RECORDED PLAT (DRB29)**

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

H. William Fanning  
 Applicant name (print)  
 H. William Fanning  
 Applicant signature / date 12-13-12



Form revised 4/07

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 DRB - 70382

Planner signature / date  
 Project # 1009296

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- N/A* 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- WAIVER* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A* Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

H. William Fanning  
 Applicant name (print)  
*H. William Fanning*  
 Applicant signature / date  
 12-13-12



Form revised **October 2007**

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 12DRB - - 70383

*V. [Signature]*  
 Planner signature / date  
 12-13-12  
 Project # 1009296

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from December 25, 2012 To January 9, 2012

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

AW Williams (Applicant or Agent) 12-13-2012 (Date)

I issued 1 signs for this application, 12-13-12 (Date) V. King (Staff Member)

DRB PROJECT NUMBER: 1009296



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development  
SHABIH RIZVI, Transit & Parking Department  
STEVE MONTIEL, Council of Governments  
LYNN MAZUR, AMAFCA  
STEVE SINK, APD Crime Prevention  
JAY LEE EVANS, Open Space Division  
RAY SANCHEZ, Fire Department  
DAVID KILPATRICK, Zoning Enforcement Inspector  
STEPHANI WINKLEPLECK, Neighborhood Coordination  
DANIEL ARAGON, Public Service Company of New Mexico  
PATRICK SANCHEZ, New Mexico Gas Company  
APRIL WINTERS, Albuquerque Public Schools  
MICHELE RAMIREZ, CenturyLink  
MIKE MORTUS, Comcast Cable  
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)  
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1009296

**Wednesday, January 9, 2013**

Comments must be received by:

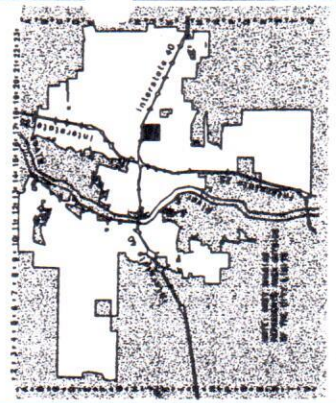
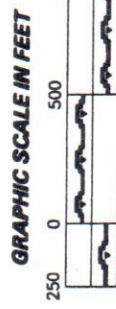
**Monday, January 7, 2012**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**

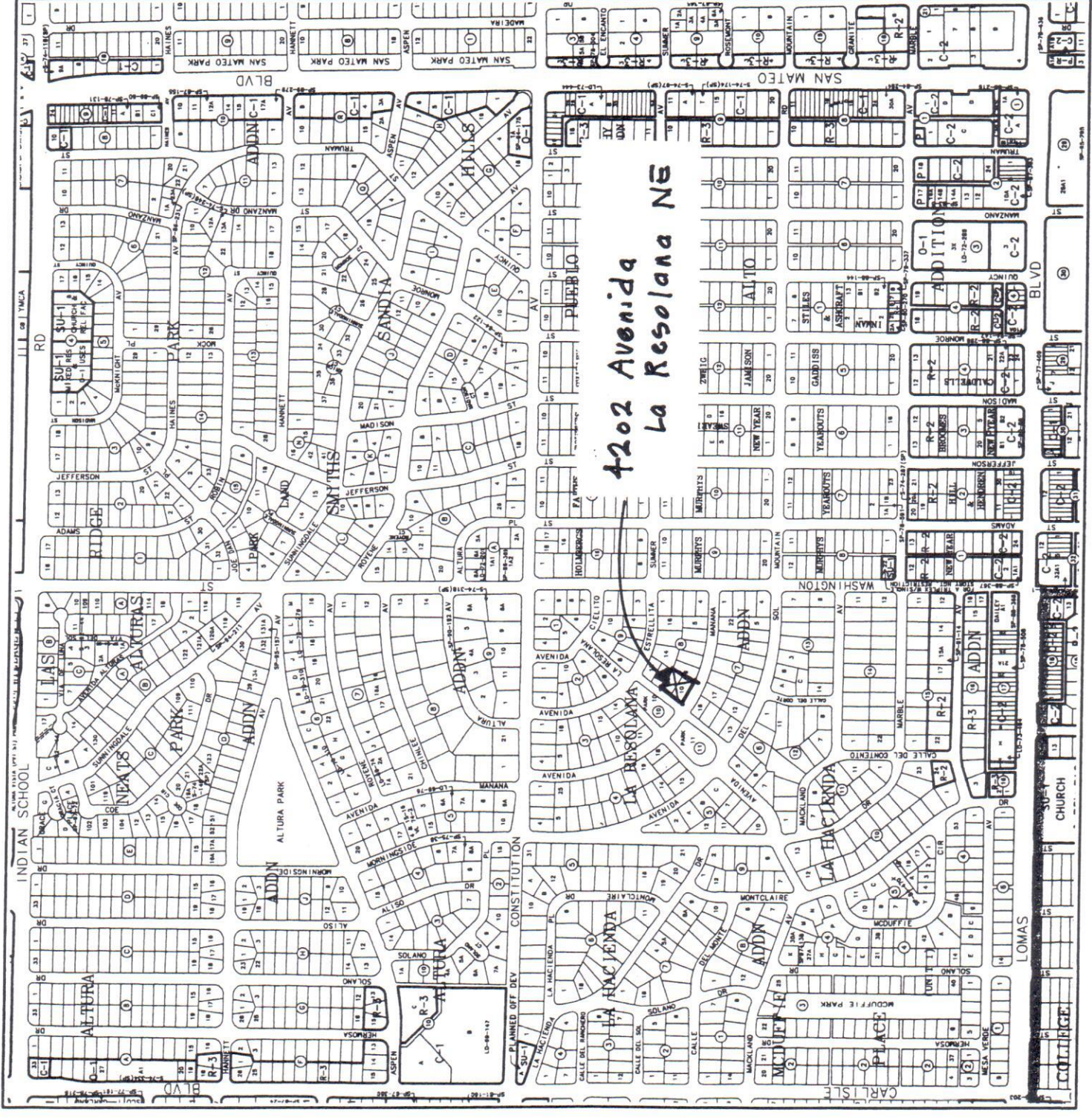


CITY OF  
Albuquerque  
Geographic Information Systems  
© Copyright 1998



Zone Atlas Page  
**J-17-Z**

Map Amended through  
February 27, 1998



H. William Fanning AIA Architect  
6101 Buffalograss Ct. NE  
Albuquerque, New Mexico  
87111

December 13, 2012

Jack Cloud, Chairman - Development Review Board  
City of Albuquerque - Plaza del Sol Building  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

Reference: Project #1009296 / Application #12DRB-70164  
4202 Avenida La Resolana NE  
Albuquerque, New Mexico 87110

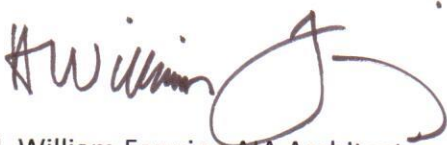
Dear Mr. Cloud:

My wife and I are the owners of the above-noted property. It is zoned R-1 and is comprised of two lots (10 and 11) and a portion of a third lot (9) in Block 8, Amended First Unit of La Resolana, a subdivision whose plat was filed on December 9, 1946. The purpose of the re-plat is to consolidate Lots 10 and 11 and a portion of Lot 9 into one lot; vacate utility easements; and grant additional right-of-way as shown on the re-plat drawing.

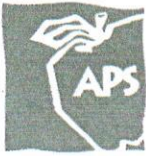
A single-family residence was constructed on this property in 1955 and was located over the lot line between lots 10 and 11. This request is to vacate this property line since technically a structure may not be located over such a line. Additionally this request is to vacate the property line between lots 10 and 9. The re-platted property would be identified as Lot 11-A.

The original plat contains a 10' utility easement centered on the property line between lots 9 and 10. Additionally a 5' easement centered on the lots 10 and 11 property line was filed on March 10, 1954. These two easements have never been utilized. Natural gas is provided to this property from a service line in Avenida La Resolana NE. Electricity, telephone, and cable TV are all provided from a power pole located at the northeast corner of the property. Water and sewer service is provided by lines located in Avenida Manana NE. Since this subdivision has been fully developed for over 55 years, there is no probability that these easements will ever be required and can therefore be vacated without an impact on utility service in this area.

Very truly yours,



H. William Fanning AIA Architect



**Pre-Development Facilities Fee (PDFF)  
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2<sup>nd</sup> Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) \_\_\_\_\_

**Please check one:**

- Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)
- Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)
- Waiver/Deferral  
(Must provide reason for Waiver/deferral)

**Project Information**

Subdivision Name: La Resolana Unit 1

Legal Description: Lots 10, 11, and a portion of lot 9

Location of Project (address or major cross streets) 4202 Avenida La Resolana NE

Proposed Number of Units \_\_\_\_\_ Single-Family \_\_\_\_\_ Multi-Family \_\_\_\_\_ Total Units

**Waiver Information**

Property Owner: Harry William Fanning and Margaret L Fanning Legal Description: Lots 10, 11, and portion of 9, La Resolana Unit 1

Zoning: R-1

Reason for Waiver/Deferral: The property owners propose consolidate lots 10, 11, and a portion of lot 9 into one lot.

**Contact Information**

Name: Terese Forstbauer  
Company: Forstbauer Surveying LLC  
Phone: 268-2112  
E-Mail: forstserv@aol.com

**Please include with your submittal:**

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot (**for final plat only**)
- Please include project number on the top right corner of all documents



**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 10, 11, and a portion of Lot 9, La Resolana Unit 1 which is zoned as R-1, on July 13, 2012 submitted by Harry William Fanning and Margaret L. Fanning, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to consolidate lots 10, 11, and a portion of Lot 9 into one lot. This will result in no gain of residential uses.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters  
Signature

April L. Winters, Facilities Fee Planner  
Name (printed or typed) and title

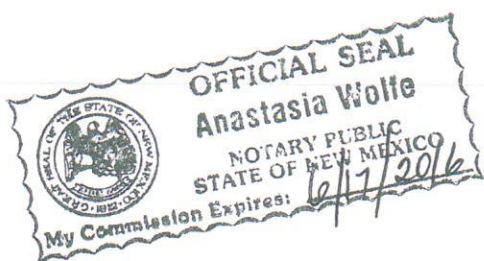
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 13, 2012, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2016





# DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov). ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

**Zone Map and this Developer Inquiry Sheet MUST be provided with request.**  
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal:  Free-Standing Tower -OR-  Concealed Tower
- EPC Submittal  DRB Submittal  LUCC Submittal  Liquor Submittal
- Administrative Amendments (AA's) Submittal  City Project Submittal

CONTACT NAME: H. William Fanning

COMPANY NAME: \_\_\_\_\_

ADDRESS/ZIP: 6101 Buffalograss Ct. NE 87111

PHONE: 505-857-0985 FAX: \_\_\_\_\_

## LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Lots 10, 11, and a portion of Lot 9  
Block 8, La Resolana, Unit 1

LOCATED ON \_\_\_\_\_  
4202 Avenida La Resolana NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Avenida Mañana NE AND  
STREET NAME OR OTHER IDENTIFYING LANDMARK  
Avenida Estrellita NE  
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (J-17).

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: 11/14/12 Time Entered: 3:40 p.m. ONC Rep. Initials: siw

H. William Fanning AIA Architect  
6101 Buffalograss Ct. NE  
Albuquerque, New Mexico  
87111

November 26, 2012

Ms. Laurie Moye  
4100 Marble NE  
Albuquerque, New Mexico 87110

Reference: Request for vacation of lot lines and easements:  
4202 Avenida La Resolana NE (between Avenida Manana NE and  
Avenida Estrellita NE)  
Albuquerque, New Mexico 87110

Dear Ms. Moye:

I am writing you in your capacity as a contact person for the McDuffie-Twin Parks Neighborhood Association. My wife and I have purchased a residence located at 4202 Avenida La Resolana NE which is on the east side of Twin Parks within the boundaries of the Association. We intend to move into our new home sometime next year.

The property consists of two lots and a portion of a third lot. The house straddles two lots (10 and 11) and as such is technically illegal based upon building setback requirements of the Albuquerque Zone Code. As well, there are a couple of utility easements on the property that were never used. We have filed a request with the DRB to vacate the interior lot lines and the utility easements.

Background:

The above-noted residential property is zoned R-1. The legal description is lots (10 and 11) and a portion of a third lot (9) in Block 8, Amended First Unit of La Resolana. The plat of the subdivision was filed on December 9, 1946.

In 1955, a single-family residence was constructed on this property on the lot line between lots 10 and 11. This request is to vacate this property line since technically a structure may not be located over it. Additionally this request is to vacate the property line between lots 10 and 9. The re-platted property would be identified as Lot 11-A.

The original plat contains a 10' utility easement centered on the property line between lots 9 and 10 and a 5' easement for a guy wire centered on the lots 10 and 11 property line. These easements were filed on March 10, 1954 but have never been used. Natural gas is provided to this property from a service line in Avenida La Resolana NE. Electricity, telephone, and cable TV are provided from a power pole that terminates at the northeast corner of the property. Water and sewer service is located in Avenida Manana NE. Since this subdivision has been fully developed for over 50 years, there is no probability that these easements will ever be required.

Therefore they can be vacated without any impact on utility service in this area. All utility companies have agreed to this vacation request.

On behalf of the association, my wife and I would appreciate your recommendation for approval of our request to the DRB. Please feel free to contact me if you have any questions in this regard.

Very truly yours,

H. William Fanning AIA Architect

Copy: Bill Hoch

Enclosure: copy of Albuquerque Zone Atlas Page J-17

7011 3500 0002 8022 8423

**U.S. Postal Service™**  
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 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87110 **OFFICIAL USE**

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.75</b>



Sent To Laurie Moya  
 Street, Apt. No. or PO Box No. 4100 Marble NE  
 City, State, ZIP+4 Albuq. NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Laurie Moya  
~~4100~~ 4100 MARBLE NE  
ALBUQ. NM 87110

2. Article Number  
 (Transfer from service label) 7011 3500 0002 8022 8416

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
Laurie Moya  
 B. Received by (Printed Name) Laurie Moya  
 C. Date of Delivery 12/1/12  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

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ALBUQUERQUE NM 87110

**OFFICIAL USE**

7011 3500 0002 8022 8423

Postage	\$ 0.45	0111
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$5.75</b>	



Sent To **Bill Hoch**  
 Street, Apt. No., or PO Box No. **813 Calle Del Corte NE**  
 City, State, ZIP+4 **Albuq. NM 87110**

PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**Bill Hoch**  
**813 Calle del Corte NE**  
**Albuq. NM 87110**

2. Article Number  
 (Transfer from service label)

7011 3500 0002 8022 8423

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature **Bill Hoch**  Agent  Addressee

B. Received by (Printed Name) **Bill Hoch** C. Date of Delivery **11/30/12**

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

### DXF Electronic Approval Form

DRB Project Case #: 1009296

Subdivision Name: LA RESOLANA

Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 505/268-2112

DXF Received: 11/9/2012

Hard Copy Received: 11/9/2012

Coordinate System: NMSP Grid (NAD 83)

*Catherine Bradley*  
Approved

*Nov 13 2012*  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**

Copied fc 9296 to agiscov on 11/12/2012 Contact person notified on 11/12/2012





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 9, 2013

**Project# 1009296**

12DRB-70382 VACATION OF PUBLIC EASEMENT  
12DRB-70383 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

H. WILLIAM FANNING requests the referenced/ above actions for all or a portion of Lots 9 - 11, Block 8, **LA RESOLANA, Unit 1** zoned R-1, located on the northeast corner of AVENIDA LA RESOLANA NE and AVENIDA DEL SOL NE containing approximately .4328 acre(s). (J-17)

<b>AMAFCA</b> No comment.
<b>COG</b> No comments provided.
<b>TRANSIT</b> No comment.
<b>ZONING ENFORCEMENT</b> No comment provided.
<b>NEIGHBORHOOD COORDINATION</b>
<b>APS</b> This will have no adverse impacts to the APS district.
<b>POLICE DEPARTMENT</b> No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement and/or the Minor Subdivision Preliminary Plat Approval requests at this time.
<b>FIRE DEPARTMENT</b> No comments provided.
<b>PNM</b> PNM has concerns with this vacation action. In order to provide new service for lots 12 and 13 block 8 La Resolano Add. We may need to keep easement on lot 9.
<b>NMGCO</b> No comments provided.
<b>COMCAST</b> No comments provided.
<b>CENTURYLINK</b> No comments provided.
<b>ENVIRONMENTAL HEALTH</b> No comments provided.
<b>M.R.G.C.D</b> No Adverse Comments.
<b>OPEN SPACE DIVISION</b> No comments provided.

**CITY ENGINEER**

Hydrology has no objection

**TRANSPORTATION DEVELOPMENT**

**PARKS AND RECREATION**

Parks & Recreation has no comments.

**ABCWUA**

**PLANNING DEPARTMENT**

Refer to comments from City Engineer/ Hydrology plus any public hearing comments regarding proposed vacation. If the vacation is approved, the Planning Department must record the required final plat to complete the vacation.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1009296**

**AGENDA ITEM NO: 2**

**SUBJECT:**

**ENGINEERING COMMENTS:**

Vacation of Public Easement

Hydrology has no objection to either request.

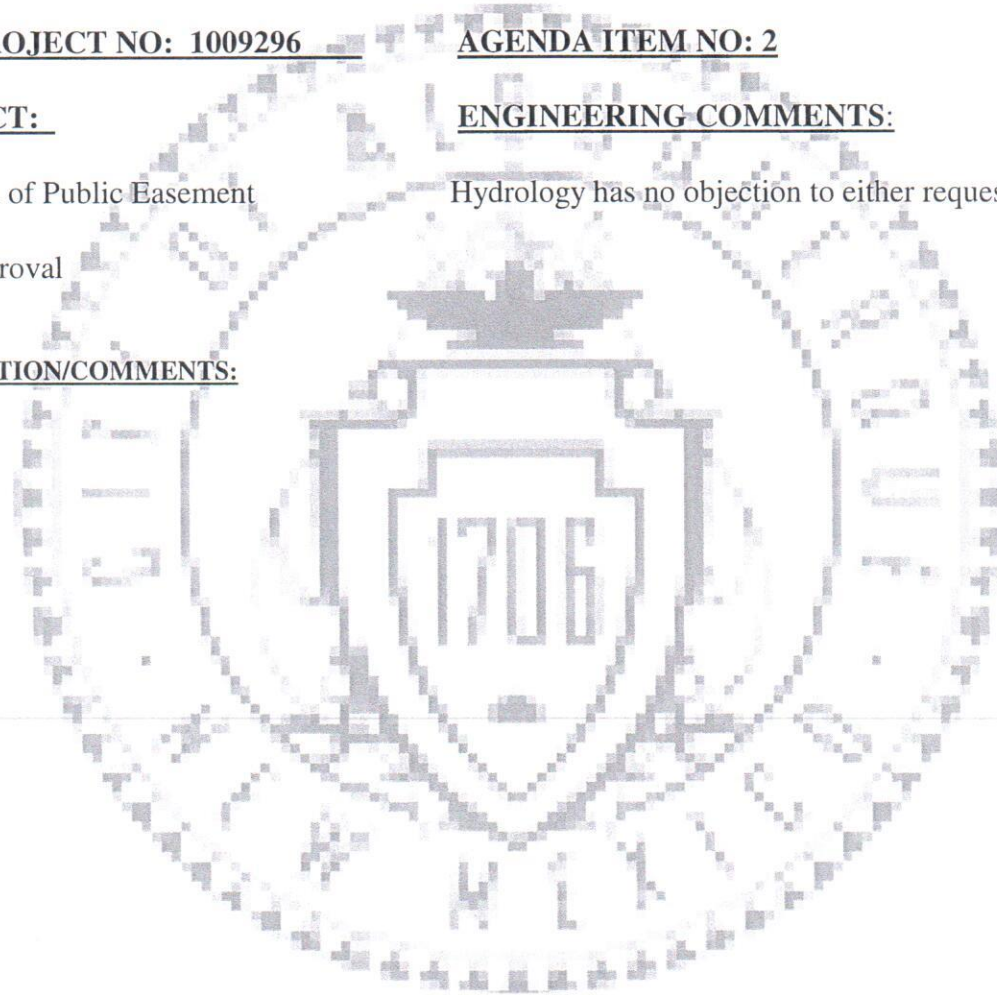
Plat Approval

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 1-9-13**



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009296

AGENDA ITEM NO: 2

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT  
VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

No adverse comments.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: JANUARY 9, 2013

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

12/13/2012 Issued By: BLD/AVM 174095

Category Code **910**

**2012 070 383**

**Application Number:** 12DRB-70383, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** ALLENIDA LA RESOLANA NE BETWEEN AVENIDA MANANO NE AND AVENIDA ESTRELLITA NE

**Project Number:** 1009296

#### Applicant

H WILLIAM FANNING

6101 BUFFALOGRASS CT NE  
ALBUQUERQUE NM 87111  
857-0985

#### Agent / Contact

H WILLIAM FANNING

6101 BUFFALOGRASS CT NE  
ALBUQUERQUE NM 87111  
857-0985

#### Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions \$215.00

**TOTAL: \$215.00**

City of Albuquerque Treasury  
Date: 12/13/2012 Office: 68HEX  
Stat ID: 48000008 Cashier: TRISTY  
Batch: 1124 Trans 4:14  
Permit: 2012070383  
Receipt Num: 00079626  
Payment Total: \$215.00  
0903 DRB Actions  
Check Tendered: \$215.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

12/13/2012 Issued By: BLD/AVM 174093

Category Code **910**  
**2012 070 382**

**Application Number:** 12DRB-70382, Vacation Of Public Easement

**Address:**

**Location Description:** ALLENIDA LA RESOLANA NE BETWEEN AVENIDA MANANO NE AND AVENIDA ESTRELLITA NE

**Project Number:** 1009296

#### Applicant

H WILLIAM FANNING

6101 BUFFALOGRASS CT NE  
ALBUQUERQUE NM 87111  
857-0985

#### Agent / Contact

H WILLIAM FANNING

6101 BUFFALOGRASS CT NE  
ALBUQUERQUE NM 87111  
857-0985

#### Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$90.00
<b>TOTAL:</b>	<b>\$185.00</b>

City of Albuquerque Treasury  
Date: 12/13/2012 09:11:54 AM  
Stat ID: 45000008 Cashier: TRSSTV  
PctCh: 1.34 Trns: 4.14  
Permit: 212070382  
Receipt Num: 00079625  
Payment Total: \$185.00  
0900 APN Fee 47  
0901 Conflict Mgmt. Fee 20  
0903 DRB Actions 90  
Check Tendered: \$40